

CITY OF ROCKLIN PLANNING COMMISSION MEETING

A G E N D A
November 4, 1997
7:30 p.m.

Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road

(www.rocklin.ca.gov)

Citizens Addressing the Commission

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Five minute time limits may be placed on citizen comments.

Accommodating Those Individuals with Special Needs

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 632-4020 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Written Material Introduced Into the Record

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

Court Challenges

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code 365009)

Appeal Period

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

1. Meeting Called to Order

2. Pledge of Allegiance

3. Roll Call

Commissioner Sully: Chairwoman
 Commissioner Penney: Vice Chairman
 Commissioner Barber
 Commissioner Coleman
 Commissioner Niederberger

4. Minutes

October 7, 1997 October 21, 1997

5. Correspondence

6. Citizens Addressing the Commission on Non Agenda Items

Scheduled Items:

**7. EXTENSION OF TIME
CLUB PACIFIC CONDOMINIUMS, UNIT 2
TENTATIVE SUBDIVISION MAP, SD-93-03
SPECIFIC PLAN USE PERMIT, SPU-90-32
DOMINION ENTERPRISES, INC.**

PUBLIC HEARING

An application to approve an extension of time for the tentative subdivision map and specific plan use permit previously approved for Club Pacific Condominiums, Unit 2. The specific plan use permit, originally approved for both Units 1 and 2, allowed a 372 unit project in two phases on a 20 acre site. The tentative parcel map for Unit 2 only, allowed the division of 8.46 acres into 168 residential condominiums. A negative declaration of environmental impacts was previously approved for this project in accordance with the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located between Sunset Boulevard and Marlee Way northwest of Fairway Drive. APN # 016-020-043, & 047.

The property is zoned Planned Development - Residential, twenty dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

The applicant is Dominion Enterprises for Douglas Hanzlick, property owner.

Commission Action:_____

**8. SECRET RAVINE VILLAGE
TENTATIVE PARCEL MAP DL-97-06
TERRANCE LOWELL AND ASSOCIATES**

PUBLIC HEARING

An application to approve a tentative parcel map to subdivide Parcel 3 of Secret Ravine Village into two parcels consisting of Parcel 1 measuring 2± acres and Parcel 2 measuring 3.36± acres. The project site is accessed by China Garden Road. The proposed tentative map will legally create two parcels from the two resultant parts of Parcel 3 created after the realignment of China Garden Road. A categorical exemption is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located along China Garden Road, easterly of Secret Ravine Creek.

APN # 045-110-050.

The property is zoned Planned Development - Commercial (PD-C) and Open Area (OA). The General Plan designation is Retail Commercial (RC) and Recreation-Conservation (R-C).

The applicant is Terrance Lowell and Associates. The property owner is River City Bank, Tom Strobel representative.

Commission action:_____

**9. SUNSET WEST, PARCEL 56
TENTATIVE SUBDIVISION MAP, SD-97-02
KENT BAKER & ASSOC.**

PUBLIC HEARING

An application to subdivide 12.8 acres into a 71 lot single family residential subdivision in Sunset West, Parcels 56. A mitigated negative declaration of environmental impacts is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is located approximately 1,500 feet west of Sunset Boulevard , south of the future extension of Little Rock Road. APN # 364-010-13



The property is zoned Planned Development Residential-seven dwelling units per acre (PD-7). The General Plan designation is Medium Density Residential (MDR).

The applicant is Kent Baker & Associates for R.C. Collet, Inc., property owner.

Commission action: _____

**10. SONORAN ROOFING
DESIGN REVIEW DR-97-08
JOHN DALEY**

PUBLIC HEARING

An application to approve a design review for a 5,168 square foot wood frame building and associated parking on a 0.545 acre site in the Rocklin Ranch Industrial Park. The site has been graded with the improvements of the Rocklin Ranch subdivision. A negative declaration of environmental impacts is being proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located at 4151 Citrus Avenue, on the southeasterly side of Citrus Ave. approximately 600 feet south of Alvis Court. APN # 045-350-007.

The property is zoned Planned Development-Light Industrial. The General Plan designation is Light Industrial (LI).

The applicant is John Daley, property owner.

Commission action: _____

**11. EXTENSION OF TIME
HILLDALE TOWNHOMES,
TENTATIVE SUBDIVISION MAP, SD-92-02
SPECIFIC PLAN USE PERMIT, SPU-92-05
LAND DEVELOPMENT SERVICES INC.**

PUBLIC HEARING

An application to approve an extension of time for the tentative subdivision map and specific plan use permit previously approved for the Hilldale Townhomes. Originally approved in 1992 the proposed project is a 31 unit townhouse development on a 3.22 acre site. The buildings would be two story stucco structures with concrete tile roofs and attached garages. The project includes a common pool area, landscaping, and provides for a total of 78 off street parking spaces. A negative declaration of environmental impacts was previously approved for this project in accordance with the provisions of the California Environmental Quality Act (CEQA).

The subject property is generally located between Sunset Boulevard and Marlee Way southeasterly of Fairway Drive. APN # 016-020-045.

The property is zoned Planned Development - Residential, fifteen dwelling units per acre (PD-15). The General Plan designation is Medium High Density Residential (MHDR).

The applicant is Land Development Services Inc. for Douglas Hanzlick, property owner.

Commission action: _____

12. Discussion

13. Adjournment

e:/planning/bvf/agenda/ag11/04/97

